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6 *Attorneys for Cross-Defendant, Mortgage Electronic Registration Systems, Inc.*

7 **UNITED STATES DISTRICT COURT**

8 **DISTRICT OF NEVADA**

10 U.S. BANK NATIONAL ASSOCIATION, AS
11 TRUSTEE, SUCCESSOR IN INTEREST TO
12 BANK OF AMERICA, NATIONAL
13 ASSOCIATION AS SUCCESSOR BY
14 MERGER TO LASALLE BANK, NATIONAL
15 ASSOCIATION AS TRUSTEE FOR
WASHINGTON MUTUAL MORTGAGE
PASS-THROUGH CERTIFICATES WMALT
SERIES 2006-AR9 TRUST,

2:17-cv-00708-JCM-PAL

**STIPULATION AND ORDER FOR
DISCLAIMER OF INTEREST AND
DISMISSAL OF MORTGAGE
ELECTRONIC REGISTRATION
SYSTEMS, INC. WITH PREJUDICE**

16 Plaintiff,

17 vs.

19 SFR INVESTMENTS POOL 1, LLC, a Nevada
20 limited liability company; SETONA
21 HOMEOWNERS' ASSOCIATION; AMOR
ELACIO, an individual; and AILEEN ELACIO,
an individual,

22 Defendants,

23 SFR INVESTMENTS POOL 1, LLC, a Nevada
limited liability company,

24 Counter/Cross Claimant,

25 vs.

27 U.S. BANK NATIONAL ASSOCIATION, AS
28 TRUSTEE, SUCCESSOR IN INTEREST TO
BANK OF AMERICA, NATIONAL

ASSOCIATION AS SUCCESSOR BY
MERGER TO LASALLE BANK, NATIONAL
ASSOCIATION AS TRUSTEE FOR
WASHINGTON MUTUAL MORTGAGE
PASS-THROUGH CERTIFICATES WMALT
SERIES 2006-AR9 TRUST; MORTGAGE
ELECTRONIC REGISTRATION SYSTEMS,
INC. AS NOMINEE BENEFICIARY FOR
ALLIANCE BANCORP,

Counter/Cross Defendants.

Defendant/Counter/Cross-claimant, SFR INVESTMENTS POOL 1, LLC (“SFR”),
Cross-defendant, MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC. (“MERS”),
by and through their respective counsel of record, hereby stipulate and agree as follows:

WHEREAS,

1. SFR named MERS as a Cross-defendant in this action;
2. The property located at 10856 Vineyard Pass Street, Las Vegas, Nevada 89141
 (“Property”), was subject to a deed of trust recorded against the Property, on August 10, 2006, as
 Instrument Number 20060810-0001524 in the Official Records of the Clark County, Nevada
 Recorder’s Office (“**Deed of Trust**”);

3. MERS, solely as nominee for lender, Alliance Bancorp, and its successor and
 assigns, was designated as the original beneficiary of the Deed of Trust;

4. On July 11, 2012, the Property was sold pursuant to a Nevada homeowners’
 association (“HOA”) lien defined under NRS 116.3116(2);

5. On July 24, 2012, a Trustee’s Deed Upon Sale was recorded against the Property
 to memorialize the sale HOA sale;

6. MERS, as nominee for Alliance Bancorp, and its successors and assigns, hereby
 disclaims all interest in the Deed of Trust against the Property;

9. SFR will not seek to recover costs or attorney’s fees against MERS as a result of
 this disclaimer of interest.

IT IS FURTHER STIPULATED AND AGREED that the above-referenced matter,
 including all claims for relief thereto, shall be dismissed WITH PREJUDICE as against MERS.

1 **IT IS FURTHER STIPULATED AND AGREED** that nothing in this Stipulation and
2 Order is intended to be, or will be, construed as an admission of the claims or defenses of the
3 parties.

4 **IT IS FURTHER STIPULATED AND AGREED** that each party shall bear its own
5 attorney's fees and costs.

6 DATED this 4th day of December, 2017.

7 DATED this 4th day of December, 2017.

8 WRIGHT, FINLAY & ZAK, LLP

9 KIM GILBERT EBRON

10 /s/ Yanxiong Li, Esq.

11 Dana Jonathon Nitz, Esq.

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28 *Attorney for Defendant/Counter/Cross-*

1 *claimant, SFR Investments Pool 1, LLC*

2 **ORDER**

3 IT IS SO ORDERED:

4 December 14, 2017

5 DATED

6 
7 UNITED STATE DISTRICT JUDGE